



Chairperson Roberts called the regular meeting to order at 6:30 p.m. All seven commissioners were present. Glen Black, Director of Community Development and James Shoopman, City Planner also attended.

### **Changes to the Agenda**

There were none

### **Minutes**

Commissioner Raley motioned to accept the minutes as submitted by the secretary from the last Planning Commission Regular Meeting that was held on December 1<sup>st</sup>, 2008. Commissioner Jahn seconded the motion. All were in favor and the motion carried.

### **Citizen Comments**

There were none.

### **Mountain Valley Medical Park Preliminary Plan located at 1285 3<sup>rd</sup> Street & Stafford Lane**

Chairperson Roberts requested staff's report and recommendations.

The following was presented by James Shoopman, City Planner:

#### ***Request***

*The applicant is requesting that Planning Commission approve the Mountain Valley Medical Park preliminary plan, which proposes to subdivide approximately 10 acres into 13 lots and 4 outlots.*

*The property's zone district is MR, which "provides for a mixture of medically oriented activities, clinics, pharmacies, and hospitals along with residences".*

*Road improvements are proposed through the parcel owned by Delta County Memorial Hospital, which requires the property to be platted as a lot split.*

*A prior preliminary plan was denied approval in October, 2007.*

*A new sketch plan was approved by the Planning Commission September 8<sup>th</sup>, 2008.*

#### ***Discussion***

*Staff recommends approval of the Mountain Valley Medical Park Subdivision preliminary plan upon the following conditions:*

- 1. Delta County Memorial Hospital and Ute engineering are working with the City to create a regional storm water retention pond on the property owned by the hospital. Drainage for the Mountain Valley subdivision will need to be designed and approved by the City prior to beginning construction.*
- 2. Future site development will need to be designed to provide onsite circulation, truck loading, and turnaround so that vehicles do not maneuver or stage within City streets.*

**Mountain Valley Medical Park Preliminary Plan located at 1285 3<sup>rd</sup> Street & Stafford Lane continued...**

3. *Access easements are needed for lots that share street access.*
4. *The plat should note that property owners will be responsible for maintenance of the proposed trail.*
5. *The plat should contain language that stipulates consistent fence location, height, material, and color if installed on the west line of the property abutting the cemetery, with the intent to adequately screen, buffer, and maintain the character of the cemetery.*
6. *Landscaping plans need revised as redlined by the Parks director, which includes additional landscaping within outlots A and B.*
7. *The developer will need to comply with Army Corp of Engineers regulations regarding wetlands areas.*
8. *Revised plans shall reflect comments and redlines as requested by City Staff.*
9. *The development must comply with all City of Delta requirements and other regulatory/permitting agency requirements.*
10. *Preliminary plan approval expires 2 years from the date of such approval.*

***Example Motion***

*I move that Planning Commission **approve/deny** the Mountain Valley Medical Park preliminary plan **contingent** upon the following:*

1. *Staff recommendations as outlined in this report.*
2. *Planning Commission recommendations (if any).*

There was discussion pertaining to item #2 as outlined in staff's report.

Chairperson Roberts requested the applicant's presentation.

John Miller, Ute Engineering, stated that they are agreeable to staff's recommendations. He stated that the proposed street through the subdivision was required to be a collector street which allows on street parking. He asked if trucks could park within the street to unload their goods.

Mr. Shoopman replied that the answer to this question would remain at the discretion of the City Engineer, Jim Hatheway, as to whether parking will be allowed. However, the city code requires commercial sites to have onsite vehicle circulation.

Commissioner Raley commented that he favored the current proposed street design as opposed to the original submittal.

Commissioner Bell inquired if any agreements have been made with the hospital for terms of maintenance and/or accesses and easements.

Mr. Knutson affirmed that they have experienced willing cooperation throughout their interaction with the hospital.

**Mountain Valley Medical Park Preliminary Plan located at 1285 3<sup>rd</sup> Street & Stafford Lane continued...**

There was further discussion about final plat requirements.

Commissioner Jahn asked what the slope is at the point of access on Stafford Lane.

John Miller, Ute Engineering, replied that the slope towards Stafford Lane is designed at a 6% grade and that at the intersection at Stafford it levels down to approximately 1% or what is required per the City Standards and Specs.

There was discussion about the hospital lot split plat being approved prior to construction as a condition of this plan's approval.

There was discussion about the retention pond and storm water management and the time duration needed to achieve approval.

Mr. Knutson affirmed that the ultimate goal will be to create a regional retention pond on the hospital parcel.

There was further discussion about the retention pond.

Chairperson Roberts requested discussion upon item #6 as outline in staff's report.

Mr. Shoopman pointed out that plat language should be required to assure visual consistency of buffering on the shared property line with the cemetery.

There was discussion about landscaping and buffering consistency.

Site development requirements for landscaping maintenance were discussed.

Commissioner Bell motioned that Planning Commission recommend approval of the Mountain Valley Medical Park Preliminary Plan contingent upon staff's recommendations and the completion of the Medical Offices Subdivision No. 3 that is currently pending. Commissioner Jahn seconded the motion. All were in favor and the motion carried.

**Discussion of Commissioner Terms**

Staff encouraged all commissioners whose terms expire to reapply.

**Commissioner Comments**

There was discussion of how utility billing and water/sewer tap prices were determined.

**Staff Comments**

Staff mentioned that there were a few more agenda items proposed for the next meeting and suggested a work session.



**Staff Comments continued...**

There was discussion about a combined dinner for Planning Commission and City Council.

Commissioner Bell requested that Planning Commission be emailed Council's decision about the dinner.

Meeting adjourned at 7:15p.m.

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Lee A. Barber, Executive Secretary  
Community Development